

**Planning Commission Meeting  
Bridgewater Township  
Official Minutes  
Friday, July 3, 2014**

- ❖ John Klockeman called the meeting to order at 7:35pm. Members present were John Klockeman, Ray Larson, Bruce Morlan, Jim Braun, Jeff Stremcha, and Jim Rossow.
- ❖ The Pledge of Allegiance was recited.
  
- ❖ *Public Hearings –*
  - *Ryan Johnson – This was a continuation of the public hearing opened on June 20, 2014– Public Hearing was opened at 7:35pm.*
    - Jim Braun received two calls regarding the proposed garage that Ryan Johnson is requesting a variance on. Both calls were in support of Ryan Johnson. It is Jim Braun’s opinion that the garage should not be built in the ravine as this would require a retaining wall with back fill. In the event of heavy rain, there is the possibility that the retaining wall, fill, and part of the garage could migrate down the hill.
    - Ryan Johnson obtained written approval from residents within 300 feet of the proposed construction. He also obtained written approval from the association.
    - Jim Olds commented that the road will not be changed in the foreseeable future, so vehicles will not be coming any closer than they currently are.
    - The public hearing was closed at 7:46pm.
  - *Discussion of the proposed variance for Ryan Johnson –*
    - Bruce Morlan commented that he appreciated the work that was presented showing the need for a variance.
    - John Klockeman noted that the purpose of the set back is to safeguard the public. The request being made is to modify the set back from 35 feet to 12 feet. The concern is setting a precedent that reduces the set back by two thirds.
    - Jeff Stremcha raised the concern regarding setting a precedent versus filling in a ravine. He suggested the possibility of moving the easement to the other side of the road (this is not possible as the road is already plated).
    - Jim Rossow agrees with Jim Braun that maybe we should look into switching the front and back yard variance.
    - Bruce Morlan made a motion to grant the variance based on the following
      - The variance is 23 feet from the property line
      - It is the 35 feet from the garage to the edge of the road

- The road is lightly traveled
- The construction plan is in keeping with the house
- The neighbors have approved
- This variance will protect the ravine
- Ray Larson seconded the motion, the motion carries with Jeff Stremcha, Bruce Morlan, Ray Larson, and Jim Rossow approving, John Klockemen did not approve.

❖ *Adjournment*

- Bruce Morlan made a motion to adjourn at 8:19pm, Jeff Stremcha seconded and all approved.

Respectfully Submitted,

Frances Boehning  
Bridgewater Township Clerk.